

Buller McLeod Pty
Lawyers
ABN 91 073 207 137

Our Ref:
Contact:

PMC:TA:183248
Peter Buller

26 September 2018

Mr Ivan Tomas
28 Allied Drive
TULLAMARINE VIC 3043
By Email: ivant@interlocks.com.au

Dear Sir,

**Dissolution of Tomaletti Unit Trust
Transfer of 28 Allied Drive, Tullamarine**

We enclose herewith our statements in relation to the above, in order to complete the finalisation of the transactions.

Yours faithfully
Buller McLeod Pty

Per: 

Encl.

www.bullermcleod.com.au

Peter William Buller, Lib. pbuller@bullermcleod.com.au
Peter John McLeod, Lib. pmcleod@bullermcleod.com.au

14 Post Office Place, Glenroy VIC 3046 Ph 03 9306 4000 Fax 03 9300 2896
PO Box 109, Glenroy VIC 3046 DX 94707 Glenroy

"Liability Limited By A Scheme Approved Under Professional Standards Legislation"

BULLER MCLEOD PTY

STATEMENT OF ACCOUNT

**Ivan Gab Pty Ltd purchase from Coletti
Property: 28 Allied Drive, Tullamarine**

Settlement as at 27/09/2018

To:	Our memorandum of costs & disbursements (Transfer)	\$ 1,216.87	
To:	Our memorandum of costs & disbursements (Dissolution of Partnership)	\$ 1,100.00	
To:	Land Titles Office (registration of Transfer and Discharge of Mortgage)	\$ 779.80	
To:	State Revenue Office (stamp duty on transfer)	\$9,590.00	
To:	Quayles (stamping and lodging fees)	\$ 165.00	
By:	Balance required		\$12,851.67
		<hr/>	<hr/>
		\$12,851.67	\$12,851.67
		<hr/>	<hr/>

Buller McLeod Pty

ABN 91 073 207 137

PO Box 109
Glenroy VIC 3046
Ph. 03 9306 4000
03 9300 2896

Tax Invoice

Mr Ivan Tomas
28 Allied Drive
TULLAMARINE VIC 3043

Date: 26/09/2018
Invoice No: 3020
Due Date: 26/10/2018
Person Responsible: Peter McLeod

Matter: 183248
Mr Ivan Tomas

Memo: 183248 Tomas, Dissolution of Partnership

Professional Fees

Date	Description	Amount	GST
26/09/2018	All attendances and correspondence in relation to dissolution of partnership in the Tomaletti Unit Trust including preparation of agreement for transfer of units and shares, preparation of Lease and Transfer of Lease of premises and finalisation thereof	\$1,000.00	\$100.00
		\$1,000.00	\$100.00

Invoice Amount: \$1,000.00
Tax: \$100.00
Total Amount: \$1,100.00
Amount Received: -
Balance Due: \$1,100.00

Peter McLeod

For Direct Deposit Payments – Bank: Commonwealth Bank BSB: 063 135 Account No: 1020 5126
Please quote invoice no. as reference

Notification of Rights
LEGAL PROFESSION UNIFORM LAW (VICTORIA) (“UNIFORM LAW”)

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

1. Discuss your concerns with us. Peter John McLeod is designated as responsible principal for this bill.
2. Request an itemised bill. You must do this within 30 days from the date which the legal costs become payable. We will provide an itemised bill at no charge. However, if you request an itemised bill and the total amount specified in the itemised bill exceeds the

amount previously specified in the lump sum bill for the same matter, then we may be able to recover the higher costs should the matter proceed to a costs assessment under section 198 or a binding determination under section 292 of the Uniform Law.

3. Have our costs assessed before the Supreme Court Costs Court ("Costs Court") under Division 7 of Chapter 4.3 of the Uniform Law OR, alternatively, make a complaint to the Victorian Legal Services Commissioner (VLSC) in relation to a costs dispute under Division 1 of Part 5.2 of the Uniform Law. The parameters for taking such steps are as follows:

(i) In relation to a costs assessment before the Costs Court – you must make the application within 12 months of when the bill was given or a request for payment was made, or where there was no bill or request made, when the legal costs were paid. An application can be made outside of 12 months in certain circumstances where the delay and reasons for the delay make it just and fair to do so. There is no monetary limitation on the amount of the legal costs in relation to a costs assessment before the Costs Court.

(ii) In relation to a costs dispute before the VLSC – you must make the application within 60 days after the legal costs have become payable or where you have asked for an itemised bill, within 30 days after the itemised bill was provided. The VLSC may waive the time limits specified above if the complaint is made within 4 months after the required period. This is in circumstances where the delay and reasons for the delay make it just and fair to do so, provided we have not commenced legal proceedings in respect of the legal costs. There is a monetary limitation of less than \$100,000 (indexed) for the total bill for legal costs in dispute OR, where the amount is \$100,000 or more, the amount of the legal costs in dispute is less than \$10,000 (indexed).

Our rights in relation to interest

We intend to charge interest on unpaid legal costs if our costs are unpaid after 30 days of giving you this bill, in accordance with the Uniform Law. The rate of interest is the Cash Target Rate plus 2 per cent, specified by the Reserve Bank of Australia as at the date of this bill.

Notice of withdrawal of trust money

If money has been paid into our trust account for you, we hereby notify you that we will withdraw money from the trust and apply it towards payment of our legal costs that are owed, in accordance with the Uniform Law and the Legal Profession Uniform General Rules 2015.

Liability limited by a scheme approved under Professional Standards Legislation.

Buller McLeod Pty

ABN 91 073 207 137

PO Box 109
Glenroy VIC 3046
Ph. 03 9306 4000
03 9300 2896

Tax Invoice

Ivan Gab Pty Ltd
22 Aberdeen Avenue
GREENVALE VIC 3059

Date: 26/09/2018
Invoice No: 3021
Due Date: 26/10/2018
Person Responsible: Peter McLeod

Matter: 183434
Ivan Gab Pty Ltd

Memo: 183434 Ivan Gab Pty Ltd, Purchase of 28 Allied Drive,
Tullamarine; Coletti

Professional Fees

Date	Description	Amount	GST
26/09/2018	Acting on behalf of Purchaser for purchase of interest of Connie Maria Coletti in property at 28 Allied Drive, Tullamarine, including Contract of Sale, Vendors Statement, Transfer and all attendances and correspondence and finalisation and registration of Title	\$1,000.00	\$100.00
		\$1,000.00	\$100.00

Disbursements

Date	Description	Amount	GST
12/07/2018	VIC: Street Address Search - 28 ALLIED DRIVE, TULLAMARINE 3043	\$11.55	\$1.15
12/07/2018	VIC: Certificate - Register Search Statement Volume 10761 Folio 062 (Supplier fee).	\$5.76	-
12/07/2018	VIC: Certificate - Register Search Statement Volume 10761 Folio 062 (Search fee).	\$16.22	\$1.62
12/07/2018	VIC: Certificate - Copy of Plan P5515334Y (Supplier fee).	\$5.70	-
12/07/2018	VIC: Certificate - Copy of Plan P5515334Y (Search fee).	\$9.50	\$0.95
12/07/2018	VIC: Enquiry - Vicroads: Vicroads Certificate - 10761/062	\$36.91	\$3.50
12/07/2018	VIC: Enquiry - Department of Environment, Land, Water & Planning: Planning Certificate Express - 10761/062 (Supplier fee).	\$7.11	-
12/07/2018	VIC: Enquiry - Department of Environment, Land, Water & Planning: Planning Certificate Express - 10761/062 (Search fee).	\$15.36	\$1.54
		\$108.11	\$8.76

Invoice Amount:	\$1,108.11
Tax:	<u>\$108.76</u>
Total Amount:	\$1,216.87
Amount Received:	<u>-</u>
Balance Due:	\$1,216.87

Peter McLeod

For Direct Deposit Payments – Bank: Commonwealth Bank BSB: 063 135 Account No: 1020 5126
Please quote invoice no. as reference

Notification of Rights
LEGAL PROFESSION UNIFORM LAW (VICTORIA) (“UNIFORM LAW”)

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

1. Discuss your concerns with us. Peter John McLeod is designated as responsible principal for this bill.
2. Request an itemised bill. You must do this within 30 days from the date which the legal costs become payable. We will provide an itemised bill at no charge. However, if you request an itemised bill and the total amount specified in the itemised bill exceeds the amount previously specified in the lump sum bill for the same matter, then we may be able to recover the higher costs should the matter proceed to a costs assessment under section 198 or a binding determination under section 292 of the Uniform Law.
3. Have our costs assessed before the Supreme Court Costs Court (“Costs Court”) under Division 7 of Chapter 4.3 of the Uniform Law OR, alternatively, make a complaint to the Victorian Legal Services Commissioner (VLSC) in relation to a costs dispute under Division 1 of Part 5.2 of the Uniform Law. The parameters for taking such steps are as follows:
 - (i) In relation to a costs assessment before the Costs Court – you must make the application within 12 months of when the bill was given or a request for payment was made, or where there was no bill or request made, when the legal costs were paid. An application can be made outside of 12 months in certain circumstances where the delay and reasons for the delay make it just and fair to do so. There is no monetary limitation on the amount of the legal costs in relation to a costs assessment before the Costs Court.
 - (ii) In relation to a costs dispute before the VLSC – you must make the application within 60 days after the legal costs have become payable or where you have asked for an itemised bill, within 30 days after the itemised bill was provided. The VLSC may waive the time limits specified above if the complaint is made within 4 months after the required period. This is in circumstances where the delay and reasons for the delay make it just and fair to do so, provided we have not commenced legal proceedings in respect of the legal costs. There is a monetary limitation of less than \$100,000 (indexed) for the total bill for legal costs in dispute OR, where the amount is \$100,000 or more, the amount of the legal costs in dispute is less than \$10,000 (indexed).

Our rights in relation to interest

We intend to charge interest on unpaid legal costs if our costs are unpaid after 30 days of giving you this bill, in accordance with the Uniform Law. The rate of interest is the Cash Target Rate plus 2 per cent, specified by the Reserve Bank of Australia as at the date of this bill.

Notice of withdrawal of trust money

If money has been paid into our trust account for you, we hereby notify you that we will withdraw money from the trust and apply it towards payment of our legal costs that are owed, in accordance with the Uniform Law and the Legal Profession Uniform General Rules 2015.

Liability limited by a scheme approved under Professional Standards Legislation.